



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

January 18, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

25 January 18, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

### **FORMATION OF NEWHALL RANCH SANITATION DISTRICT OF LOS ANGELES COUNTY (SUPERVISORIAL DISTRICT 5) 3 VOTES**

#### **SUBJECT**

This action is to approve a resolution confirming the formation of the Newhall Ranch Sanitation District of Los Angeles County.

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt a resolution confirming the formation of the Newhall Ranch Sanitation District of Los Angeles County.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is for the County of Los Angeles Board of Supervisors (Board) to adopt the enclosed Resolution confirming the formation of the Newhall Ranch Sanitation District of Los Angeles County (District). Formation of the County of Los Angeles (County) sanitation district in the Newhall Ranch area is necessary to provide sewer services to that area and to develop and maintain a water reclamation plant as specified in the Newhall Ranch Specific Plan.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3) by coordinating with other departments to ensure that necessary and essential services are available, thereby improving the quality of life for residents of the County.

### **FISCAL IMPACT/FINANCING**

It is anticipated that the operation and maintenance of the District and its facilities would be funded through the imposition of service charges, which would be collected on the tax roll, and construction of the facilities would be financed by the developer for the Newhall Ranch project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On December 13, 2005, your Board adopted the Resolution of Intention to form a County sanitation district to be known as the Newhall Ranch Sanitation District of Los Angeles County as authorized by California Health and Safety Code Section 4700 et seq.

Subsequent to that action, the County initiated proceedings pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) for the formation of the District located in unincorporated County territory.

On June 14, 2006, the Local Agency Formation Commission for Los Angeles County adopted Resolution No. 2006-26RMD approving the formation of the District and established a sphere of influence.

On July 27, 2006, the Local Agency Formation Commission for Los Angeles County issued a Certificate of Completion for the formation of the District. As a result, the District was formed effective July 27, 2006.

This Resolution confirms the formation of the District was effective on July 27, 2006, and is required due to the complexities of applicable law.

The enclosed Resolution has been approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

On March 23, 1999, and May 27, 2003, your Board certified the Newhall Ranch EIR, which serves as the environmental document for this project. The Newhall Ranch EIR addresses the entire Newhall Ranch Specific Plan area and all facilities needed to provide sewage services for the proposed development. The boundaries of the area proposed to be served by the District are identified in the Newhall Ranch EIR and the Newhall Ranch Specific Plan. The May 27, 2003, EIR adopted a mitigation measure which required formation of a county sanitation district to provide sanitation services for Newhall Ranch.

The Newhall Ranch Environmental Impact Report (EIR), certified by your Board on March 23, 1999, and May 27, 2003, evaluated the environmental impacts of the water reclamation plant and sewage collection facilities and contained a mitigation measure, reflected in the adopted Mitigation Monitoring Plan, requiring formation of a County sanitation district for the Newhall Ranch Specific Plan area. The Addendum, certified by your Board on December 13, 2005, evaluated the environmental impacts of District formation.

On December 13, 2005, your Board certified that the Addendum to the Final EIR for the Newhall

Ranch Specific Plan (SCH No. 195011015) had been prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) The Addendum determined that the formation of the District would not result in new or substantially more adverse environmental impacts than those discussed in the Newhall Ranch EIR.

The recommended action is within the scope of the project in the previously certified EIRs and Addendum.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This project will not have an adverse impact on current sewage services because the District will build facilities to serve all new developments within the Newhall Ranch Specific Plan area. In addition, the agreement between the Santa Clarita Valley Sanitation District of Los Angeles County (SCV) and Newhall Land and Farming allows up to 6,000 capacity units to be treated at existing SCV wastewater treatment facilities as needed during construction of the Newhall Ranch Water Reclamation Plant. SCV has sufficient capacity to accommodate the use of its facilities.

**CONCLUSION**

Upon Board approval, please return two copies of this letter and two copies of the adopted Resolution to the Department of Public Works, Land Development Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

AEN:la

Enclosures

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

## **RESOLUTION ORDERING FORMATION OF NEWHALL RANCH**

### **COUNTY SANITATION DISTRICT OF LOS ANGELES COUNTY**

WHEREAS, on December 13, 2005, the Board of Supervisors of the County of Los Angeles (COUNTY) certified that an Addendum to the Final Environmental Impact Report for the Newhall Ranch Specific Plan (SCH No. 195011015) had been prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*); and

WHEREAS, on December 13, 2005, the Board of Supervisors adopted a Resolution of Intention to form a County Sanitation District to be known as the Newhall Ranch Sanitation District of Los Angeles County as authorized by California Health and Safety Code Section 4700 *et seq.*; and

WHEREAS, COUNTY initiated proceedings, pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the formation of the Newhall Ranch Sanitation District of Los Angeles County located in unincorporated COUNTY territory; and

WHEREAS, on June 14, 2006, the Local Agency Formation Commission for Los Angeles County adopted Resolution No. 2006-26RMD approving the formation of Newhall Ranch Sanitation District of Los Angeles County and establishing sphere of influence; and

WHEREAS, on July 27, 2006, the Local Agency Formation Commission for Los Angeles County issued a Certificate of Completion of the formation of the Newhall Ranch Sanitation District of Los Angeles County (DISTRICT); as a result, DISTRICT was formed effective July 27, 2006; and

WHEREAS, the formation of DISTRICT would not affect any other local agency as the services to be provided by DISTRICT are not currently being provided by any other local agency in this territory.

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Los Angeles, as follows:

1. The Board of Supervisors hereby orders that the formation of DISTRICT was effective on July 27, 2006; however, makes this order due to the complexities of applicable law to confirm DISTRICT has been formed;

2. The name of DISTRICT as established effective July 27, 2006;

3. The boundaries of DISTRICT were established effective July 27, 2006, and are described in Exhibits A and B, hereto attached, which are incorporated by reference; and

4. The regular COUNTY assessment roll will be utilized by DISTRICT.

//  
//

The foregoing Resolution was adopted on the 18 day of January, 2011, by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which the Board so acts.



SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By: *Ch Tal*  
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By: *Linda Ch*  
Deputy *for Carol Suzuki*

FILED  
JAN 18 2011

FILED

## EXHIBIT "A"

### LEGAL DESCRIPTION

### FORMATION OF NEWHALL RANCH SANITATION DISTRICT

Those portions of the Rancho San Francisco in the unincorporated territory of the County of Los Angeles, State of California per map recorded in Book 1 pages 521 and 522, of Patents, in the office of the Recorder of the County of Los Angeles together with those portions of Section 16 and fractional Sections 15, 21 and 22, Township 4 North, Range 17 West, San Bernardino Meridian and that portion of the Rancho Simi per map recorded in Book 39 page 77, of Miscellaneous Records, in said office of the County Recorder described as a whole as follows:

Beginning at the northwesterly corner of fractional Section 15; thence

- (L1) along the northerly boundary of Parcel Map No. 24500-01 as shown on map filed in book 293 pages 34 through 67, inclusive, of Parcel Maps, in the office of the Recorder of said County, and the northerly line of the northwest quarter of said fractional Section 15 South  $89^{\circ}20'53''$  East 1681.93 feet to the easterly boundary of said Parcel Map; thence
- (L2) along last said easterly boundary the following seven courses  
South  $04^{\circ}53'41''$  East 1777.51 feet; thence
- (L3) South  $19^{\circ}09'15''$  East 725.04 feet; thence
- (L4) South  $15^{\circ}39'24''$  West 374.44 feet; thence
- (L5) South  $42^{\circ}33'46''$  West 274.60 feet; thence
- (L6) South  $04^{\circ}43'03''$  East 751.74 feet; thence
- (L7) South  $33^{\circ}49'51''$  East 655.13 feet; thence
- (L8) South  $57^{\circ}52'31''$  East 1295.37 feet to the most easterly corner of parcel 5 of said Parcel Map, said corner being an angle



point in the westerly boundary of County Sanitation District No. 32 of Los Angeles County (Annexation No. 231) as same existed on December 28, 2003; thence

- (L9) southerly, easterly and northeasterly along the westerly, southerly and southeasterly boundaries, respectively, of said District No. 32 the following 13 courses: South  $05^{\circ}15'16''$  East 102.78 feet to a point at the beginning of a non-tangent curve concave southerly having a radius of 1950.00 feet, a radial line through last said point bears North  $15^{\circ}08'00''$  West; thence
- (C10) easterly along said curve through a central angle of  $22^{\circ}09'16''$  an arc distance of 754.01 feet; thence
- (L11) tangent to last said curve South  $82^{\circ}58'43''$  East 368.48 feet to a point at the beginning of a tangent curve concave northerly having a radius of 2050.00 feet; thence
- (C12) easterly along last said curve through a central angle of  $19^{\circ}13'22''$  an arc distance of 687.78 feet to a point at the beginning of a non-tangent compound curve concave northerly having a radius of 7859.47 feet, a radial line through last said point bears North  $17^{\circ}32'45''$  West; thence
- (C13) easterly along last said compound curve through a central angle of  $0^{\circ}09'01''$  an arc distance of 20.62 feet to a point at the beginning of a tangent compound curve concave northerly having a radius of 11409.16 feet, a radial line through last said point bears North  $17^{\circ}41'46''$  West; thence
- (C14) easterly along last said compound curve through a central angle of  $0^{\circ}09'00''$  an arc distance of 29.87 feet to a point at the beginning of a tangent compound curve concave northerly having a radius of 22868.31 feet, a radial line through last said point bears North  $17^{\circ}50'46''$  West; thence
- (C15) easterly along last said compound curve through a central angle of  $0^{\circ}04'29''$  an arc distance of 29.82 feet; thence
- (L16) non-tangent to last curve North  $72^{\circ}04'45''$  East 3255.46 feet to a point at the beginning of a tangent curve concave

- northwesterly having a radius of 11409.16 feet; thence
- (C17) easterly along last said curve through a central angle of  $0^{\circ}09'00''$  an arc distance of 29.87 feet to a point at the beginning of a tangent compound curve concave northwesterly having a radius of 5679.60 feet, a radial line through last said point bears North  $18^{\circ}04'15''$  West; thence
- (C18) easterly along last said compound curve through a central angle of  $4^{\circ}04'50''$  an arc distance of 404.50 feet to a point at the beginning of a tangent compound curve concave northwesterly having a radius of 11409.16 feet, a radial line through said point bears North  $22^{\circ}09'05''$  West; thence
- (C19) easterly along last said curve through a central angle of  $0^{\circ}09'00''$  an arc distance of 29.87 feet; thence
- (L20) non-tangent to last said curve North  $67^{\circ}39'27''$  East 569.51 feet to the northeasterly corner of parcel 21 of said Parcel Map; thence
- (L21) leaving said southeasterly boundary of Sanitation District No. 32 and along the easterly line of said parcel 21 South  $10^{\circ}32'29''$  West 1169.12 feet to the northwesterly line of parcel 22 of said Parcel Map; thence
- (L22) along last said northwesterly line the following five courses and curves North  $67^{\circ}39'32''$  East 760.00 feet; thence
- (L23) North  $53^{\circ}47'39''$  East 1712.00 feet to a point at the beginning of a tangent curve concave northwesterly having a radius of 1900.00 feet; thence
- (C24) northeasterly along said curve through a central angle of  $25^{\circ}29'35''$  an arc distance of 845.38 feet; thence
- (L25) tangent to said curve North  $28^{\circ}18'04''$  East 1118.37 feet to a point at the beginning of a tangent curve concave southeasterly having a radius of 3300.00 feet; thence
- (C26) northeasterly along last said curve through a central angle of  $02^{\circ}27'54''$  an arc distance of 141.97 feet to the southwesterly line of said parcel 22; thence



- (L27) along said southwesterly line North  $39^{\circ}29'33''$  West 174.80 feet to said southeasterly boundary of Sanitation District No. 32, also being the northwesterly line of said Parcel 22, also being the southeasterly line of Henry Mayo Drive, 50 feet wide, as shown on map of Parcel Map No. 15541 filed in Book 177 pages 58 to 60, inclusive, of said parcel Maps, in the office of the Recorder of said County; thence
- (L28) along last said northwesterly line of Parcel 22 North  $50^{\circ}39'01''$  East 386.97 feet to the most northerly corner of said parcel 22; thence
- (L29) along the general northeasterly, northerly and easterly boundary of said Parcel Map No. 24500-01 through the following 19 courses: South  $39^{\circ}42'30''$  East 1429.40 feet; thence
- (L30) North  $48^{\circ}02'55''$  East 611.85 feet; thence
- (L31) North  $29^{\circ}32'38''$  East 838.84 feet; thence
- (L32) North  $65^{\circ}02'09''$  East 275.84 feet; thence
- (L33) South  $79^{\circ}39'27''$  East 306.42 feet; thence
- (L34) South  $64^{\circ}10'19''$  East 428.58 feet; thence
- (L35) South  $84^{\circ}01'52''$  East 484.01 feet; thence
- (L36) South  $03^{\circ}23'49''$  West 363.11 feet; thence
- (L37) South  $29^{\circ}57'11''$  East 756.85 feet; thence
- (L38) South  $00^{\circ}03'07''$  East 330.84 feet; thence
- (L39) South  $80^{\circ}57'13''$  East 570.60 feet; thence
- (L40) South  $41^{\circ}23'41''$  East 381.30 feet; thence
- (L41) South  $08^{\circ}15'34''$  West 996.00 feet; thence
- (L42) South  $29^{\circ}36'47''$  East 572.21 feet; thence
- (L43) South  $03^{\circ}29'40''$  East 1595.64 feet; thence
- (L44) South  $24^{\circ}28'53''$  East 939.41 feet; thence
- (L45) South  $07^{\circ}37'09''$  East 3173.03 feet; thence
- (L46) South  $25^{\circ}08'24''$  East 479.33 feet to the northerly boundary of County Sanitation District No. 32 of Los Angeles County

- (Annexation No. 249) as same existed on December 28, 2003;  
thence
- (L47) West 778.83 feet to the southwesterly boundary of said Parcel Map No. 24500-01; thence
- (L48) intentionally deleted
- (L49) along last said southwesterly boundary North 54°08'31" West 4067.07 feet to the most northerly corner of parcel 5 of Parcel Map No. 15955 as shown on map filed in book 188 pages 90 to 95, inclusive, of Parcel Maps, in the office of the Recorder of said County, said corner also being at the northeasterly terminus of that course shown as North 38°11'23" east 684.64 feet in the southeasterly boundary of said Parcel Map No. 24500-01; thence
- (L50) along said southeasterly boundary the following three courses South 38°11'23" West 684.64 feet; thence
- (L51) South 55°59'46" West 4973.48 feet; thence
- (L52) South 17°36'15" West 2441.03 feet to an angle point therein; thence
- (L53) along the northeasterly boundary of said Parcel Map No. 24500-01 South 71°55'18" East 1373.07 feet; thence
- (L54) continuing along said northeasterly boundary South 49°21'27" East 3393.44 feet to the easterly boundary of said Parcel Map No. 24500-01; thence
- (L55) along said easterly boundary South 02°10'19" East 5390.82 feet to the southerly boundary of said Parcel Map No. 24500-01; thence
- (L56) along said southerly boundary South 88°23'49" West 6619.30 feet to the easterly boundary of said Parcel Map No. 24500-01; thence
- (L57) along said southerly boundary South 01°12'31" East 9937.26 feet to the southerly boundary of said Parcel Map No. 24500-01; thence
- (L58) along said southerly boundary South 83°08'30" West 3550.94 feet to the easterly boundary of said Parcel Map No. 24500-

01; thence

- (L59) along said easterly boundary South  $00^{\circ}19'05''$  West 396.49 feet to the southerly boundary of said Parcel Map No. 24500-01; thence
- (L60) along said southerly boundary North  $89^{\circ}45'02''$  West 3233.89 feet to the southwesterly boundary of said Parcel Map No. 24500-01; thence
- (L61) along said southwesterly boundary North  $54^{\circ}10'43''$  West 2642.41 feet to the southwesterly boundary of said Parcel Map No. 24500-01 on the southwesterly boundary of said County of Los Angeles; thence
- (L62) along said southwesterly boundary of the County of Los Angeles North  $21^{\circ}46'47''$  West 27,151.57 feet to the northerly boundary of said Rancho San Francisco as shown on said map of Parcel Map No. 24500-01; thence
- (L63) along last said northerly boundary North  $87^{\circ}31'59''$  East 12,315.70 feet to the westerly line of the land described in deed recorded May 23, 1967 as Instrument No. 164, of Official Records, records of said county as shown on said map of Parcel Map No. 24500-01; thence
- (L64) along said westerly line North  $00^{\circ}55'16''$  West 487.84 feet to the southerly line of Section 16, Township 4 North, Range 17 West, San Bernardino Meridian as shown on said map of Parcel Map No. 24500-01; thence
- (L65) along last said southerly line North  $89^{\circ}18'10''$  East 194.05 feet to the southwesterly corner of said Fractional Section 15 as shown on said Parcel Map No. 24500-01; thence
- (L66) along the westerly line of the southwest quarter of said Fractional Section 15 North  $00^{\circ}57'05''$  East 201.67 feet to the southerly line of the land described in deed recorded January 31, 1978 as instrument no. 78-113240, of said Official Records as shown on said Parcel Map No. 24500-01; thence
- (L67) along last said southerly line North  $89^{\circ}18'10''$  East 453.28

- feet to the general easterly line of the land described in last said deed; thence
- (L68) along said general easterly line and the general westerly boundary of said Parcel Map No. 24500-01 the following six courses: North 16°51'29" West 76.74 feet; thence
- (L69) South 73°08'48" West 28.93 feet; thence
- (L70) North 35°43'12" West 341.99 feet; thence
- (L71) North 24°57'27" West 118.30 feet; thence
- (L72) North 65°02'33" East 131.91 feet; thence
- (L73) North 24°57'27" West 606.01 feet to the westerly line of the southwest quarter of said Fractional Section 15; thence
- (L74) along last said westerly line North 00°57'05" East 1345.02 feet to the east quarter corner of said Section 16 as shown on said Parcel Map No. 24500-01; thence
- (L75) along the southerly line of the northeast quarter of said Section 16 and the southerly boundary of said Parcel Map No. 24500-01 North 88°57'23" West 2639.96 feet to the center of said Section 16; thence
- (L76) along the westerly line of last said northeast quarter and the westerly boundary of said Parcel Map No. 24500-01 North 00°57'42" East 2604.21 feet to the north quarter corner of said Section 16; thence
- (L77) along the northerly line of last said northeast quarter and the northerly boundary of said Parcel Map No. 24500-01 South 89°01'55" East 2639.12 feet to the point of beginning.

Containing 11,979.20 acres, more or less.



